

Mixed Office/Research & Development (R & D)/Flex and Commercial



This designation, which is a subcategory of Downtown, represents a mixture of employment, retail, and service uses. Retail and service uses that would occur in Downtown are expected in this category of use as well as office, research and development (R&D), and flex uses. Examples of office/R&D uses include research and development of computer software, information systems, communication systems, geographic information systems, and multi-media and video technology. Development, construction, and testing of prototypes may be associated with this use. Such a business does not involve the mass manufacture, fabrication, processing, or sale of products.

Flex describes businesses that may include several uses such as a manufacturing facility with warehouse space for components and completed products, a showroom for sale of the products, and office space where administrative duties for the business take place.

Light industrial uses are secondary. They are expected to have limited impacts on surrounding uses (e.g., noise, vibrations, odors), although a use may have a greater traffic impact due to the number of employees.

Residential uses are also secondary uses, up to 36 units per acre in the form of upper story apartments. Open space and institutional uses constitute additional secondary uses.

Light Industrial



This designation represents uses that involve manufacturing, predominantly from previously prepared materials, of products or parts. It may include processing, fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of these products. It does not include basic industrial processing. Light Industrial areas provide a place for employment and commercial uses that need to be segregated from residential uses and other commercial uses because of their impacts. Primary uses are light manufacturing, storage, and distribution. Secondary uses include related office and retail activities (particularly wholesale), research and development (R&D), flex, other commercial uses that are associated with the primary uses in the area, larger auto commercial service uses, open space, and institutional uses.

Recommendations by Geographic Sector

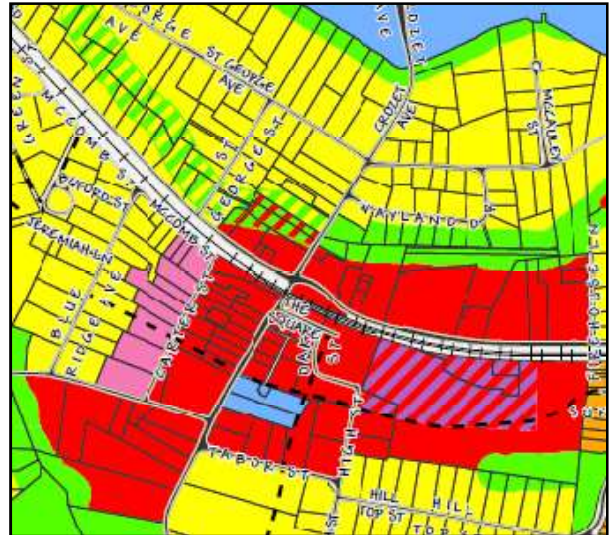
For this section of the Master Plan, the Community of Crozet has been divided into six geographic sectors in which future development and redevelopment projects or preservation efforts are focused. The areas are Downtown, the Route 240 Corridor (Downtown to Music Today), the Music Today (formerly ConAgra) area, Western Crozet, the Crozet Avenue Corridor, and Eastern Crozet. Each area has unique characteristics and challenges. This section identifies land use recommendations and priority implementation strategies for each area.

Downtown Area

The Downtown Area contains five different land use designations and this Master Plan recommends that the area continue to serve as the focal point for cultural and commercial activities in Crozet. It designates the existing commercial core of Downtown for infill and

redevelopment for commercial and mixed uses. The Downtown Crozet Zoning District (DCD) has been placed on properties designated for the Downtown use. This zoning district provides for flexibility and variety of development for retail, service, office/R&D/flex/light industrial, and civic uses. Within the zoning district, light industrial and residential uses are secondary uses. New buildings are expected to be two to three stories in height, although the zoning regulations allow up to four stories by-right and up to six stories by special use permit. Shared parking that is on-street or in parking lots is expected. Redevelopment of existing viable structures is encouraged.

Locations for office/R&D/flex/ provide primary employment uses in Downtown and are considered necessary and are a high priority in addition to retail, residential, and service uses. Flexibility exists in where and how these uses are provided in Downtown. While office/R&D/flex/light industrial uses could be provided in one or more different locations in the Downtown, the location of the current J. Bruce Barnes Lumber Company has particular opportunities due to its historic industrial use and its location adjacent to the rail line. Care should be taken in redevelopment of Downtown so that access to the rail line is not precluded.



Land Use Plan - Downtown area

Some County projects to improve the Downtown are in process and others are proposed. A new library site and right-of-way for a portion of the new “Main Street” have been secured. Construction will occur when funding is available. Additional temporary parking to serve Downtown will be provided on the library site that will be supplanted by permanent parking after the library is constructed.

Recommendations for Downtown

- Direct new commercial and employment growth to Downtown.
- Complete Downtown infrastructure projects, which have a major implementation priority:
 - Construct the new Western Albemarle/Crozet Library when funding is available.
 - Complete Downtown stormwater project in south Downtown and develop it as a community greenspace amenity.
 - Complete Crozet Avenue streetscape improvements.
 - Complete construction of the first segment of “Main Street” from Crozet Avenue to High Street.
 - Continue construction of “Main Street” east from Crozet Avenue through public and private development activities.
 - Provide additional public parking in Downtown.
- Include a mixture of office, research and development (R&D), flex uses, retail, and service uses in redevelopment of the lumber yard property. Residential and light industrial uses are secondary uses for this area.
- Reuse viable buildings within the Downtown. Where buildings cannot be preserved, new construction should reflect the vernacular architecture in Crozet.

- Consider recommendations from the Community of Crozet Architectural Resources Study and Strategies Report for properties located within the potential Crozet Historic District.
- Encourage a “block” form of development in undeveloped areas of the Downtown.
- Create a Downtown community green.
- Include pocket parks in block development and redevelopment.
- Continue business development and marketing programs for the Downtown such as:
 - Public private partnerships/dialogue.
 - Expansion of existing and development of new businesses.
 - Community led fairs, festivals, and celebrations.
- Continue programs to support the business community, which include the work of the County’s Business Development Facilitator in business development and growth.
- Consider creating a Downtown redevelopment website.
- Develop guidelines for renovating historic structures and for new buildings (scale, materials, and setbacks).
- Look for new opportunities to promote or take advantage of agritourism, heritage tourism, and other tourism initiatives in Western Albemarle such as the Artisan Trail, Monticello Wine Trail, and Brew Ridge Trail.
- Create destinations in the Downtown that support tourism initiatives.

Mixed Use Areas Near Downtown

The area west of Carter Street is designated Mixed Use. This area provides a transition between Downtown and existing residential neighborhoods near Downtown. The role of this mixed use area is to support Downtown and provide opportunities for less intensive commercial and residential uses. Redevelopment of existing viable structures is encouraged.

Recommendations for Mixed Use Areas Near Downtown

- Uses in this category include low-impact neighborhood-scale uses like office with limited service and retail uses that would not have adverse impacts to adjoining neighbors, e.g., 24-hour convenience store commercial, office, townhouses and multifamily buildings, and mixed use buildings with residential on upper floors.
- Residential density in these areas should not exceed Neighborhood Density.
- Smaller scale commercial and office activities should be directed to these areas. Total square footage per building for commercial uses should not exceed 5,000 square feet, and office uses should not exceed 10,000 square feet total building square footage per site.
- A mix of uses is encouraged in these areas that results in about 50 percent residential uses and 50 percent non-residential uses by each block area.
- Reuse of existing viable structures for commercial and service activities should be encouraged. Recommendations of the “Community of Crozet Architectural Resources Study and Strategies Report” should be considered for properties located within the potential Crozet Historic District.
- Uses should generate significantly less traffic than uses allowed in Downtown.
- New buildings should be compatible in scale and massing with surrounding residential structures. There should be consistent building heights and setbacks. Features of existing streetscapes should be retained or incorporated into new development projects.
- Generally, buildings should not be taller than three (3) stories; they may be taller by exception.